



TOWN OF NEW WINDSOR

ZONING BOARD OF APPEALS

Regular Session

Date: DECEMBER 11, 2006

AGENDA

7:30 p.m. – Roll Call

Motion to accept minutes of the October 23, 2006 & November 13, 2006 meetings as written.

PRELIMINARY MEETINGS:

1. **SCHOONMAKER HOMES (for Crisostomo) (06-60)** Request for Use Variance to permit a two-family dwelling in an NC Zone and any additional bulk variances the Board deems necessary at 29 Ledyard Street **(14-1-22)**

PUBLIC HEARINGS:

2. **KAREN JEFFERS (06-57)** Request for 6 ft. Side Yard Setback and, 20.5 ft Total Side Yard Setback and; 15.5 ft. Rear Yard Setback for proposed addition to single family home at 33 Merline Avenue in an R-4 Zone **(13-12-17)**
3. **DENISE STRALEY – VINYL TECH. (for Ailee Solomon Vilda) (06-58)** Request for 7 ft. Rear Yard Setback for proposed 13' X 11' attached sun room at 2202 Reverses Run in an R-3 Zone **(77-4-6)**
4. **LANDMASTER HARP, LLC (Covington Estates) (06-56)** Request for:

Dwelling Units: 10 ft. Side Yard Setback
10 ft. Rear Yard Setback
8.5 ft. Maximum Building Height

Sign: 2.5 sq. ft. Height
136.75 sq. ft. area

All at proposed Covington Est. on Rt. 300 (Temple Hill Rd) in an **R-5 Zone (65-2-1.1,1.2 & 1.3)**

5. **ROSEMARY QUERCIA (06-59)** Request for an Interpretation and/or Use Variance for a single family home with two kitchens at 758 Blooming Grove Tpk. in an R-4 Zone **(49-5-15)**
6. **Adopt Meeting Schedule for 2007.**